

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING AND PUBLIC HEARING
ONE CHATHAM CENTER
BOARD ROOM, 9TH FLOOR
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA
AUGUST 16, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday August 16, 2013 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: Herky Pollock, Donald Smith, Senator Wayne Fontana, and William Brooks.

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Jack Exler, Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Bayley Conroy, Project Manager; Erin Deasy, Project Manager; Anita Truss, Senior Accountant; Daniel Tobin, Project Manager; Robert Frank, Project Manager; Heather Schultz, Project Manager; Cassa Collinge, Manager; Pat Earley, Manager; Lance Chimka, Manager; Dane Yancic, Project Manager; Alex Smith, Project Manager; Maurice Strul, Assistant Director; Guy Costa, Assistant Director; Heather Westenzweig, Redevelopment Coordinator; Michelle Capuano, Executive Office Manager; and Damian Buccilli, Business Development Intern.

Others present were: Sam Spatter, Tribune Review; Heidi Nevala and Melanie Harenski, Allegheny County Controller's Office; William Bodine, The Frick Art & Historical Center; Sal Sirabella, Township of Collier; James Anderson, Clean and Green Co-Op Laundry; and James Richter, Hazelwood Initiative Inc.

I. ROLL CALL

The meeting was called to order, roll was called and a quorum was present.

II. APPOINTMENT OF SECRETARY – TREASURER PRO TEMPORE

ON A MOTION MADE BY MR. POLLOCK, AND SECONDED BY DR. SMITH, IT WAS UNANIMOUSLY APPROVED TO APPOINT MR. BROOKS AS SECRETARY – TREASURER PRO TEMPORE.

III. APPROVAL OF MINUTES—JULY 19, 2013

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

IV. RATIFICATION OF BILLS

Mr. Brooks reviewed the Ratification of Bills Payable for the month of July, 2013 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY SENATOR FONTANA, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – FACILITY EVALUATION FOR COMMUNITY BENEFIT

Request Authorization to: (i) amend the grant agreement with the Pennsylvania Organization for Women in Early Recovery to help finance the Facility Evaluation for Community Benefit Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

POWER was awarded a \$64,000 CITF grant to conduct a feasibility study on a building adjacent to the one they are currently leasing and about to purchase. The offer to purchase the vacant building has been withdrawn and POWER is now requesting the funds be put towards the renovation of the property they are about to purchase. The renovations include a new roof and sprinkler system and other safety improvements.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CITY GATEWAY IMPROVEMENTS

Request Authorization to: (i) amend the grant agreement with the City of Duquesne to help finance City Gateway Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The City of Duquesne was awarded a CITF grant in the amount of \$200,000 for the enhancement of gateways into the city and infrastructure and streetscape improvements. The landscape architect has finished the design work for the

proposed project and the grantee would like to amend their scope to include the construction needed to implement these designs. All other provisions of the agreement will remain the same.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – IUOE LOCAL 95 ELEVATOR INSTALLATION REQUEST

Request Authorization to: (i) amend the existing agreement with the International Union of Operation Engineers for \$180,000 to reflect an increase in the amount of funding by \$30,000 for a total not to exceed \$210,000 to be used to help finance the IUOE Local 95 Elevator Installation Request; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

International Union of Operation Engineers Local 95 (IUOE) was previously awarded CITF funding for the labor and materials necessary to install a new commercial single-stage hydraulic elevator at the International Union of Operating Engineers Local 95. The elevator allows the building to become ADA-compliant and allows public handicapped access to all three levels of the building, including the computer labs, training lab, meeting room and offices. Two major setbacks, including structural issues and the relocation of sewer lines, have added approximately \$40,000 to the overall project cost. IOUE is requesting \$30,000 in CITF funding to assist with these unexpected costs.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

D. TERM EXTENSION OF THE MANAGEMENT AGREEMENT FOR THE BRADDOCK EMPLOYMENT TRAINING CENTER (BETC)

Request authorization to: (i) extend the term of the Management Agreement for the BETC with Brandywine Agency Inc. from December 31, 2012 to December 31, 2013; and (ii) allow the Director to execute necessary documents.

The Brandywine Agency is currently managing RAAC's Braddock Employment Training Center in the Borough of Braddock.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. COMMISSARY CONSTRUCTION MANAGEMENT- CONTRACT AMENDMENT

Request authorization to: (i) amend the existing contract with Chester Engineer's for \$ 91,000 to reflect an increase in the amount of funding by \$69,824 for a total not to exceed \$160,824; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Staff is seeking board approval of a change order from Chester Engineers for work to be completed through September 30, 2013 on the Commissary project in Moon Township. The additional costs will be covered by the existing Office of Economic Adjustment grant being used on this project, and is necessary due to delays on the project over the course of the past year. This change order was initiated and approved by the Office of Economic Adjustment and the Economic Development Office.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

VI. PUBLIC COMMENTS

There were no public comments.

VII. NEW BUSINESS

A. PENN LINCOLN HOTEL DEMOLITION – ENGINEERING CONTRACT AWARD

Request authorization to: (i) ratify a contract awarded to L.R. Kimball for an amount not to exceed \$42,800 to perform engineering services related to the demolition and hazardous material remediation of the Penn Lincoln Hotel in Wilkinsburg; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds for this project are being derived from a Community Development Block Grant. This project involves awarding a contract to L.R. Kimball Engineering to perform all engineering services necessary for demolition and hazardous material remediation of the Penn Lincoln Hotel in Wilkinsburg Borough. The Hotel has been vacant for over 15 years and has degraded to the point where it now poses a serious environmental and safety hazard. L.R. Kimball was selected through a competitive bidding process.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

OFF AGENDA

- **PENN LINCOLN HOTEL PROJECT – MEMORANDUM OF UNDERSTANDING**

Request authorization to: (i) enter into a Memorandum of Understanding with the Borough of Wilkinsburg and the Pennsylvania History and Landmarks Foundation regarding each party's responsibility for the demolition, abatement, and redevelopment of the Penn Lincoln Hotel Site in Wilkinsburg; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project involves an agreed understanding on the roles of the respective parties regarding the site demolition, environmental abatement, and redevelopment of the Penn Lincoln Hotel Site in Wilkinsburg Borough. It also details the necessary property transfers. The Hotel has been vacant for over 15 years and has degraded to the point where it now poses a serious environmental and safety hazard.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

- B. ALLEGHENY TOGETHER – YEAR 40 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION**

Request authorization to: (i) ratify a CDBG application submitted to Allegheny County Economic Development (ACED) in the amount not to exceed \$400,000.00 to fund the Allegheny Together Program; (ii) receive and administer said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Allegheny Together Program is a commercial revitalization program that is administered by RAAC and funded from multiple sources in addition to the aforesaid ACED grant.

This innovative program provides downtown-based communities with a host of dynamic services aimed towards the sustainable revitalization of their business districts over a three year period. Allegheny Together is founded on the principle that community involvement is essential to the strength and vitality of any business district initiative.

Allegheny Together recently completed its fifth year of providing technical assistance and resources to traditional business districts throughout the County. Currently, twelve (12) communities participate in the program, with the hope of expanding the program to fourteen (14) communities in the near future.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) enter into a License Agreement with the Montour Trail Council to park vehicles attending the Tour the Montour event on September 21, 2013 on the Sports Legacy site; (ii) allow the Montour Trail Council to enter the site for cleanup activities directly related to said event beginning September 13, 2013; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Montour Trail Council is seeking permission to park vehicles for the Tour the Montour event at the proposed Sports and Athletics Complex at Montour Junction in Moon Township, Robinson Twp. and Coraopolis Borough.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Collier, Homestead, North Braddock, and Wilkesburg (ii) allow the Director to execute the necessary documents with Solicitor approval.

Resolution 1-Authorization for the Authority to act as the Planning Commission of Allegheny County, pursuant to the Urban Redevelopment Law of Pennsylvania, (a) Certifying that each property listed in the attachment is blighted, and (b) Approving that the acquisition and disposition and subsequent disposition would be in accord with the comprehensive plan of the Borough/Municipality.

Resolution 2-Authorization for the condemnation by eminent domain of each property listed in the attachment.

Resolution 3-Authorization for the execution of contract of sale and delivery of a deed for each property listed in the attachment.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY TOWNSHIP OF SCOTT AND TOWNSHIP OF STOWE

Request authorization to: (i) allow the Township of Scott and Township of Stowe to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Township of Scott and Township of Stowe or entities authorized by the Township of Scott and Township of Stowe for the purpose of paying for all costs associated with acquiring properties through the AVPRP; and (iii) allow the

Director to execute all the necessary documents with Solicitor approval.

With the addition of the Township of Scott and Township of Stowe, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 38.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – CERTIFICATE OF COMPLETION

Request authorization to: (i) approve a Certificate of Completion for 1110 Coal St. (Lot/Block 233-A-1), which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deed for said property was delivered to the buyer who has completed the improvements as required under the Conditional Agreement of Sale of the property.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ORIENTATION CENTER

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000 to Frick Art & Historical Center, Inc. to complete site work, including paving, for a new orientation center; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Frick Art & Historical Center, Inc. will construct a new visitor orientation center as part of a plan developed to tie together the museum's various elements and maximize the Frick's ability to educate, enlighten and serve its audiences. The new orientation center will house an admission/ ticketing area, a new Museum Shop, and an education and orientation gallery. The 3,000 square foot facility will feature state-of-the-art interactive educational technology that will enable visitors to learn about the Frick's collections and programs, the Henry Clay Frick family and life in turn-of-the-20th-century Pittsburgh.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CLEAN 'N GREEN CO-OP LAUNDRY

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000 to Steel Valley Authority, Inc. for costs associated with the planning and implementation of the Clean 'n Green Co-op Laundry Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Steel Valley Authority is requesting a \$100,000 grant for its work on the Pittsburgh Clean & Green Laundry facility to be constructed in the Hazelwood neighborhood. When fully completed, the 50,000 sq. ft. commercial laundry facility will operate the most environmentally friendly and efficient operation in the Pittsburgh region, given its state of the art technology and design. The business will process up to 40 million pounds of commercial laundry on an annual basis and employ over 100 local individuals, who also will be owners of the business via their participation in a worker cooperative ownership structure.

The CITF Grant will be used to provide predevelopment and planning work on the laundry facility, including facility fitting and equipment layout and production planning, coordination of the zoning and permitting process, engaging an architect for building layout and design, and design and inspection costs associated with moving the anticipated site toward ground breaking

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED. THERE WAS ONE ABSTENTION.

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – COMMUNITY CENTER LED LIGHTING CLEAN ENERGY ENHANCEMENT PROJECT

Request Authorization to: (i) award a Grant in an amount not to exceed \$75,000 to the Township of Collier to install LED lighting in the Collier Township Community Center; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Collier Township acquired 71 acres on Nike Road when the C.E. Kelly Support Facility was decommissioned. A park is planned for the property including tennis courts, ball fields, and Community Building. The Community Center project began in December 2013 with completion slated for June 2014. The requested CITF funds will assist in paying for LED lighting for the facility saving energy, reducing maintenance and energy costs, and providing a safe and secure environment.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. BROOKS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Jack Exler

Jack Exler, Assistant Secretary

APPROVED